



# Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

## NOTICE OF HEARING / APPEARANCE

CASE NO. CC2022-10-011

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

ROMANO TR, MICHAEL & ANN  
4215 S OCEAN BLVD APT 3  
HIGHLAND BEACH, FL 33487

**Re:** 4215 SO OCEAN BLVD #6 HIGHLAND BEACH FL, 33487 (PCN: 24-43-47-04-56-002-0060)

**YOU ARE HEREBY NOTIFIED** that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances, the Code Enforcement Board will be conducting a Code Enforcement Board meeting on ***Tuesday, January 10, 2023, at 1:00 P.M.***, regarding 10/5-10/6 it was discovered that the second-floor exterior balcony lights were on. No artificial light shall illuminate any area of the beach which may be used for turtle nesting and hatching, Bathroom remodel without permits, (4-8(C) Lighting restrictions for protection of sea turtles, 30-122 (A) Building Permits Required). During the meeting, a hearing will take place to determine whether you have violated one or more provisions and/or sections of the Town of Highland Beach's Code, as set forth in the attached "Violation Notice," sworn to by the Code Enforcement Officer of the Town of Highland Beach.

**THEREFORE, YOU ARE HEREBY COMMANDED** to be and appear before the Code Enforcement Board at the aforesaid place, date, and time. The Notice of Public Meeting Protocol is available on the Town's Website, <https://highlandbeach-fl.municodemeetings.com/?>. **IF YOU FAIL TO APPEAR, A JUDGMENT MAY BE RENDERED AGAINST YOU.**

**ADDITIONALLY, YOU ARE ENTITLED** to be represented by counsel, to present testimony and evidence, and to testify on your own behalf. Subpoenas for records, surveys, plats, and other materials and for witnesses may be requested and will be issued by the Code Enforcement Board upon proper request.

## CERTIFICATE OF SERVICE

**I HEREBY CERTIFY** that a copy of the foregoing notice has been furnished to the above-named addressee by posting on the door of the addressee's residence and by U.S. Postal Service Certified Mail, Return Receipt Domestic Mail, **SIGNED** this 29<sup>th</sup> day of December 2022.

Adam Osowsky  
Code Compliance Officer

Certified Mail: 7021 1970 0002 3024 9988

[www.highlandbeach.us](http://www.highlandbeach.us)

Tel (561) 278-4548 • Fax (561) 265-3582

7021 1970 0002 3024 9988

U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

Certified Mail Fee  
\$ 4.00

Extra Services & Fees (check box, add fees as appropriate)

<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ <u>3.25</u>
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postage  
\$ 60

**Total Postage and Fees**  
\$ 7.85

HIGHLAND BEACH, FL 33487  
Postmark  
Here

DEC 28 2022

CPG #4237

ROMANO TR, MICHAEL & ANN  
4215 S. Ocean Blvd. Apt 3  
Highland Beach, FL 33487  
**CEB: CC2022-10-011**

For Instructions

**Property Detail**

Location Address 4215 S OCEAN BLVD 6  
 Municipality HIGHLAND BEACH  
 Parcel Control Number 24-43-47-04-56-002-0060  
 Subdivision OCEAN PLACE VILLAS CONDO  
 Official Records Book 32620 Page 536  
 Sale Date JUN-2021  
 Legal Description OCEAN PLACE VILLAS CONDO UNIT 6 BLDG B

**Owner Information****Owners**

ROMANO ANN B  
 ROMANO MICHAEL B &  
 MICHAEL B ROMANO TR TITL HLDR  
 ROMANO ANN B TR  
 ROMANO MICHAEL B TR

**Mailing address**

4215 S OCEAN BLVD APT 3  
 HIGHLAND BEACH FL 33487 4223

**Sales Information**

Sales Date	Price	OR Book/Page	Sale Type	Owner
JUN-2021	\$5,796,100	32620 / 00533	DEED OF TRUST	ROMANO ANN B TRUST
JUN-2021	\$10	32620 / 00536	WARRANTY DEED	ROMANO ANN B TRUST
MAR-2012	\$3,890,000	25092 / 00170	WARRANTY DEED	DENNIS M DIFLORIO 15 YEAR QUALIFIED &
OCT-2010	\$2,500,000	24145 / 00897	WARRANTY DEED	OPV LLC

**Exemption Information**

Applicant/Owner	Year	Detail
ROMANO MICHAEL B &	2022	HOMESTEAD
ROMANO MICHAEL B &	2022	ADDITIONAL HOMESTEAD
ROMANO ANN B	2022	HOMESTEAD
ROMANO ANN B	2022	ADDITIONAL HOMESTEAD

**Property Information**

Number of Units 1  
 \*Total Square Feet 5641  
 Acres  
 Use Code 0400 - CONDOMINIUM  
 Zoning RML - Multi-Family Low-Density ( 24-HIGHLAND BEACH )

**Appraisals**

Tax Year	2022	2021	2020
Improvement Value	\$5,256,988	\$4,234,603	\$4,187,079
Land Value	\$0	\$0	\$0
Total Market Value	\$5,256,988	\$4,234,603	\$4,187,079

*All values are as of January 1st each year*

**Assessed and Taxable Values**

Tax Year	2022	2021	2020
Assessed Value	\$5,256,988	\$4,234,603	\$4,187,079
Exemption Amount	\$50,000	\$0	\$0
Taxable Value	\$5,206,988	\$4,234,603	\$4,187,079

**Taxes**

Tax Year	2022	2021	2020
Ad Valorem	\$85,502	\$71,780	\$72,376
Non Ad Valorem	\$100	\$96	\$95
Total tax	\$85,602	\$71,876	\$72,471



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TOWN OF HIGHLAND BEACH, FLORIDA

VS.

ROMANO TR, MICHAEL & ANN  
4215 S OCEAN BLVD APT 3  
HIGHLAND BEACH, FL 33487

**POSTED  
ON PROPERTY**

12/29/2022

**DATE**

Re: 4215 SO OCEAN BLVD #6 HIGHLAND BEACH FL. 33487 (PCN: 24-43-47-04-56-002-0060)

YOU ARE HEREBY NOTIFIED that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances, the Code Enforcement Board will be conducting a Code Enforcement Board meeting on *Tuesday, January 10, 2023, at 1:00 P.M.*, regarding 10/5-10/6 it was discovered that the second-floor exterior balcony lights were on. No artificial light shall illuminate any area of the beach which may be used for turtle nesting and hatching. Bathroom remodel without permits. (4-8(C) Lighting restrictions for protection of sea turtles. 30-122 (A) Building Permits Required). During the meeting, a hearing will take place to determine whether you have violated one or more provisions and/or sections of the Town of Highland Beach's Code, as set forth in the attached "Violation Notice," sworn to by the Code Enforcement Officer of the Town of Highland Beach.

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Adam Osowsky  
Code Compliance Officer

Certified Mail: 7021 1970 0002 3024 9988

[www.highlandbeach.us](http://www.highlandbeach.us)

Tel (561) 278-4548 • Fax (561) 265-3582



12/29/2022 07:06:37  
Highland Beach, FL 33487





## Town of Highland Beach

3616 South Ocean Blvd.  
Highland Beach, FL 33487  
Phone: 561-278-4540  
Fax: 561-278-2606

November 17, 2022

ROMANO TR, MICHAEL & ANN  
4215 S OCEAN BLVD APT 3  
HIGHLAND BEACH, FL 33487

RE: Code Compliance Case No. CC2022-10-011

MICHAEL & ANN ROMANO TR,

**Location :** 4215 SO OCEAN BLVD #6  
HIGHLAND BEACH FL, 33487

**Complaint Description:**

Complaint:

- 1) 10/5 - 10/6 it was discovered that the second floor exterior balcony lights were on. No artificial light shall illuminate any area of the beach which may be used for turtle nesting and hatching. Lights must remain off until the end of turtle season. Update: Compliance 11/2/2022.
- 2) Bathroom remodel without permits. Must obtain ALL required permits by 11/1/2022. Update: Must obtain ALL required permits by 11/16/2022. Update: Must obtain ALL required permits by 12/1/2022.

**30-122 (A) Building Permits Required**

All construction within the Town of Highland Beach, unless otherwise exempted, shall require a building permit issued pursuant to the provisions of this code. All building permits shall be issued by the building official or designee.

**4-8(C) Lighting restrictions for protection of sea turtles.**

(c) Lighting restrictions along beach. No artificial light shall illuminate any area of the beach which may be used for turtle nesting and hatching during the period from March 1 to October 31 of each year, from dusk to dawn.

Failure to comply by the above date will result, without any further notice, in you being summoned to appear before the town Code Enforcement board, which can result in a fine against the violator & property in the amount of \$250.00 per day for each day the violation exists. Your anticipated cooperation is greatly appreciated and simple compliance will resolve this matter easier than the formal process.

Should you have any questions, please contact the Code Compliance Officer for a reinspection at 561-351-6169 or the Town of Highland Beach Building Dept. at 561-278-4540.



## Town of Highland Beach

3616 South Ocean Blvd.  
Highland Beach, FL 33487  
Phone: 561-278-4540  
Fax: 561-278-2606

Regards,

Adam Osowsky  
Code Compliance Officer  
5613516169



## Town of Highland Beach

3616 South Ocean Blvd.  
Highland Beach, FL 33487  
Phone: 561-278-4540  
Fax: 561-278-2606

October 18, 2022

ROMANO TR, MICHAEL & ANN  
4215 S OCEAN BLVD APT 3  
HIGHLAND BEACH, FL 33487

RE: Code Compliance Case No. CC2022-10-011

MICHAEL & ANN ROMANO TR,

**Location :** 4215 SO OCEAN BLVD #6  
HIGHLAND BEACH FL, 33487

**Complaint Description:**

Complaint:

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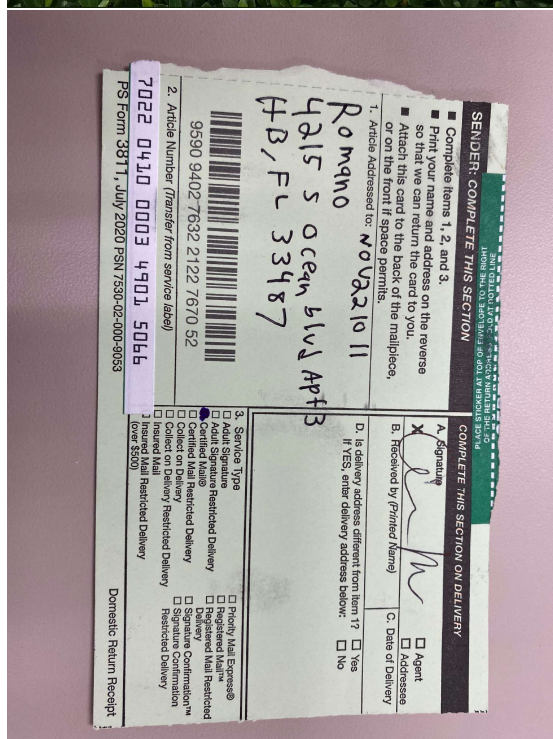
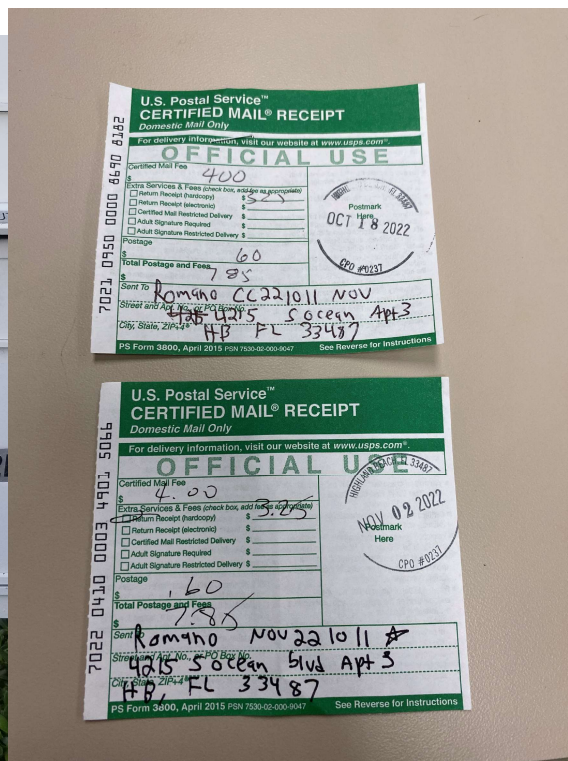
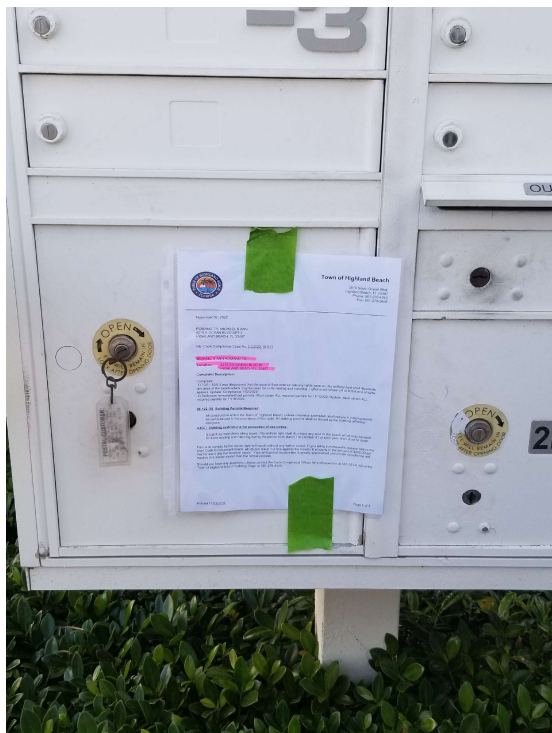
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Regards,

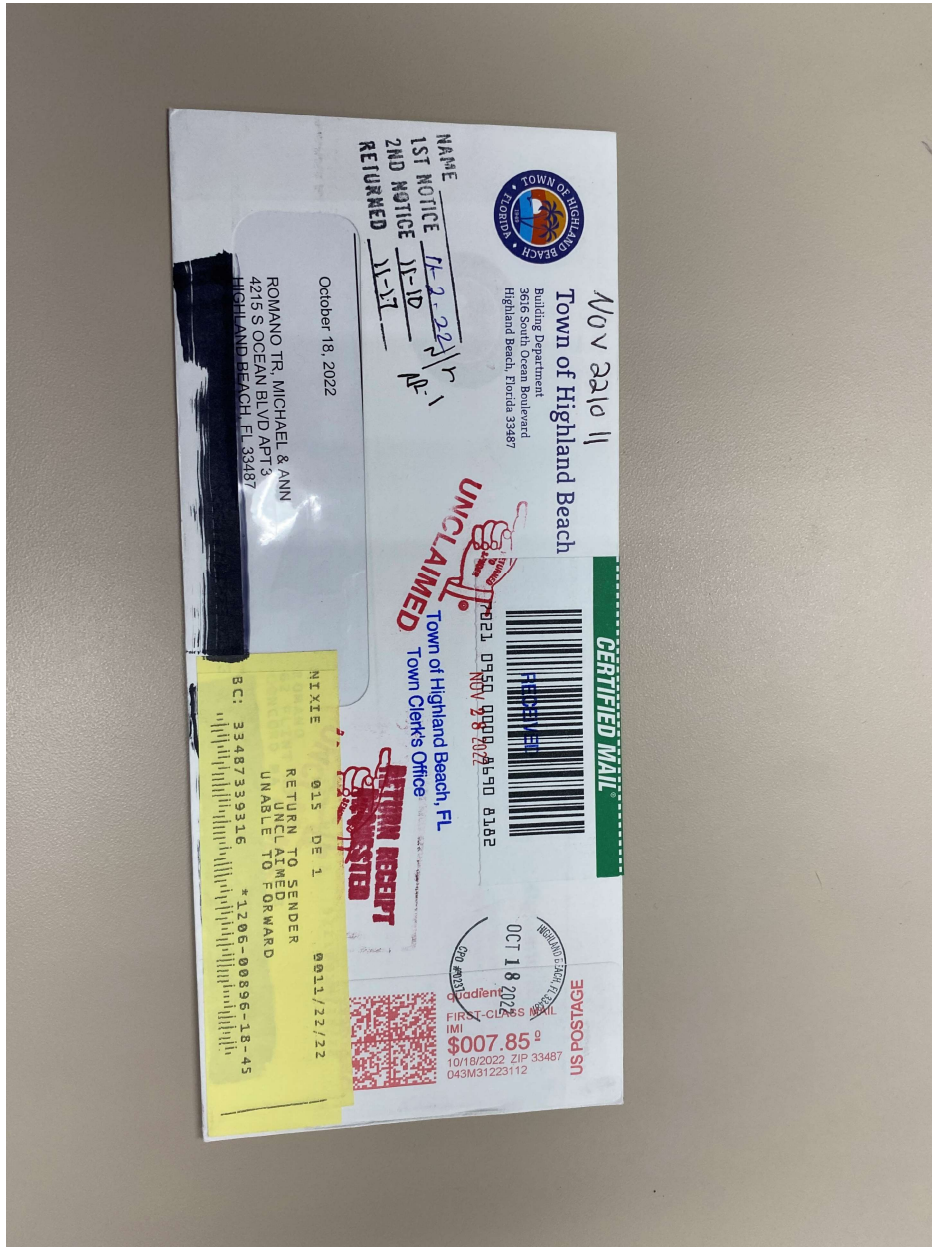
Adam Osowsky  
Code Compliance Officer  
5613516169



Evidence Sheet	
Case Number:	CC2022-10-011
Property Address:	4215 SO OCEAN BLVD #6
Inspector:	Adam Osowsky



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